

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	12			
Program Progress:							
% of Funds Committed	96.80 %	95.37 %	4	95.51 %	64	68	
% of Funds Disbursed	85.80 %	87.16 %	8	87.58 %	36	32	
Leveraging Ratio for Rental Activities	10.1	5.34	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.74 %	91.03 %	8	82.17 %	39	49	
% of Completed CHDO Disbursements to All CHDO Reservations***	94.55 %	68.02 %	1	71.17 %	89	91	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.47 %	81.53 %	4	81.54 %	66	74	
% of 0-30% AMI Renters to All Renters***	42.86 %	33.62 %	6	45.68 %	0	43	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.63 %	94.43 %	6	96.19 %	30	29	
Overall Ranking:			In State:	3 / 12	Nationally:	82 83	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$12,500	\$14,808		\$27,510	504 Units	68.80 %	
Homebuyer Unit	\$26,529	\$30,740		\$15,239	76 Units	10.40 %	
Homeowner-Rehab Unit	\$10,779	\$20,816		\$20,932	153 Units	20.90 %	
TBRA Unit	\$0	\$1,329		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,724	\$69,926	\$12,004
State:*	\$76,052	\$11,150	\$22,430
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	27.4	14.5	3.3	0.0
Black/African American:	70.7	69.7	94.8	100.0
Asian:	0.8	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	13.2	1.3	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.2	2.6	0.7	0.0
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HOUSEHOLD SIZE:

1 Person:	66.6	14.5	39.2	0.0
2 Persons:	14.5	35.5	37.9	0.0
3 Persons:	11.2	25.0	9.8	0.0
4 Persons:	4.1	15.8	9.2	100.0
5 Persons:	2.5	2.6	2.0	0.0
6 Persons:	1.0	2.6	1.3	0.0
7 Persons:	0.0	3.9	0.0	0.0
8 or more Persons:	0.0	0.0	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.4	36.8	15.0	100.0
Elderly:	57.7	9.2	66.7	0.0
Related/Single Parent:	23.0	15.8	3.9	0.0
Related/Two Parent:	2.3	27.6	11.1	0.0
Other:	1.7	10.5	0.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	43.8	0.0 #
HOME TBRA:	0.0	
Other:	1.7	
No Assistance:	54.6	

of Section 504 Compliant Units / Completed Units Since 2001 177

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston State: SC Group Rank: 82
 (Percentile)
 State Rank: 3 / 12 PJs Overall Rank: 83
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	94.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	94.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	95.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

